

Rockingham Court, Acklam, TS5 7BN
2 Bed - Flat
Starting Bid £63,000

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STARTING BID £63,000* This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% to a minimum of £5,000.00 + VAT (£1,000.00) = (£6,000.00) which secures the transaction and takes the property off the market.*

Available with existing Tenant* Situated in this popular development, we are pleased to offer for sale this superbly presented two bedroom ground floor apartment. The property enjoys a convenient location with excellent access to local schools, shops and services and should appeal to a range of purchasers including first time buyers, rental investors or those requiring single storey, ground floor living space. Benefits on offer include uPVC double glazing, gas fired central heating and in brief, the accommodation comprises: entrance via security intercom system to communal area leading to inner hallway, lounge which leads open plan to dining area and onto attractive upgraded kitchen, two good size bedrooms and modern style bathroom/WC. Externally there is one allocated parking space and ample visitor parking.

Entrance Hall

Lounge

Dining area

Kitchen

Bedroom 1

Bedroom 2

Family Bathroom



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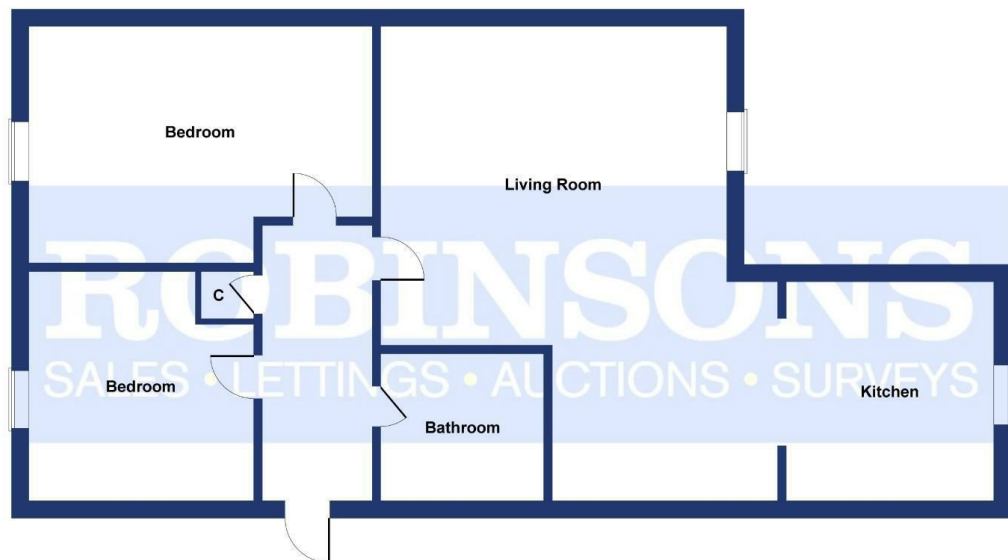
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rockingham Ct



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		84	85

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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